
End of Tenancy Charges

for University-allocated accommodation

Information for students moving out of University-allocated accommodation on charges for damage, cleaning and recycling or disposal of rubbish.

About end of tenancy charges

If you damage your accommodation either deliberately or negligently or you fail to leave it in as good a condition as it was when you moved in, excepting normal wear and tear, your landlord (the University or our Partners) will have to charge you for it. Included in this are removal of rubbish or unwanted items and replacing keys that have not been returned. The University is a not for profit organisation and has to cover the costs of your accommodation including repairs, cleaning etc from your rent. We calculate our rents to cover the general running of the residences but not additional costs for damage caused by students. If we did not charge for additional damage or cleaning the costs would need to be covered by other students, which would be unfair.

This information will give you an idea of the sort of thing you will be charged for, and example charges. Actual charge made may vary from this guide.

A landlord is entitled to charge for the loss of value of an item even if they do not repair or replace it. For example if a student damages the doors of a wardrobe, they are still usable but the hinges are weakened so the doors are likely to need replacing sooner than they would normally have done. The landlord can charge for the loss of value of the item.

A landlord cannot use a charge to make himself better off than he was before, this is called betterment. Here is an example of how that works:

Joe damages a carpet so it needs to be replaced, the new carpet costs £99. The damaged carpet is 5 years old and carpets are usually replaced every 15 years'

If a landlord charges the full cost he is better off because he has a new carpet with 15 years life left instead of the original which only had 10. He is not allowed to make himself better off so he has to deduct a proportion of the charge. In this case the carpet has used up 5 years of its 15 years life so the landlord must deduct a third, charging only £66 rather than the full £99

All charges will include an administration fee of 15% up to a maximum of £50. For example: broken bin – cost to replace £10 – charge £11.50

Communal charges

Where the damage or lack of cleaning occurs in a communal area and no one has accepted responsibility for the damage, the charge will be shared between all students responsible for that area. For example kitchen table damaged – cost £50, 5 students sharing kitchen, charge £10.15 each (including administration fee).

Cleaning

Cleaning charges will normally be made at the end of your tenancy if you do not leave your accommodation as clean as it was when you moved in or you fail to deal with your recycling or rubbish, although they may be charged mid tenancy if your accommodation is not kept to an acceptable standard. The charge will reflect the amount that the extra cleaning costs and will be made up of staff wages and/or contractor costs, cleaning materials and disposal charges as appropriate.

Charges example – for guidance only, charges may exceed upper limit.

Cleaning/waste disposal	Charges will vary dependant on degree of cleaning needed, amount of rubbish to be disposed of, whether any of the waste is hazardous etc
Extra cleaning (per hour)	£15 - £25 per hour
Disposal of belongings left in room	£10 - £30 per bag plus labour
Disposal of large amounts of waste left in room	£10 - £30 per bag plus labour
Carpet/vinyl cleaning	£30 - £65
En suite/bathroom deep clean	£25 - £115
Cleaning after smoking in rooms (per hour)	£20 - £45 per hour
Oven deep clean	£30 - £50
Fridge/freezer	£20 - £115
Bedroom deep clean	£35 - £45
Kitchen deep clean	£75 - £100
Studio deep clean	£52.50 - £75
wall/ceiling clean	£10 - £30

Repairs and redecoration

Repairs and redecoration charges will normally be made at the end of your tenancy, although they may be charged mid tenancy if your accommodation is not kept to an acceptable standard. The charge will reflect the amount that the repair and redecoration costs and will be made up of staff wages and/or contractor costs, which will include materials. Students are often surprised by the cost of repairs and redecoration but it is important to remember that a skilled contractor will pass on costs for e.g. insurance, travel etc. Also it is very rarely possible to paint just one patch of wall as paint colour changes with age.

Charges example – for guidance only, charges may exceed upper limit.

Redecoration/structural repair	Charges will reflect e.g. size of wall, extent of damage, type of paint, how many coats required etc
Wall/ceiling repaint x 1	£30 - £100
Wall repaint - corridor	£60 - £100+
Wall repaint - whole bedroom	£60 - £150
Wall repaint - whole kitchen	£60 - £150
Wall repaint - whole studio	£60 - £120
Repair hole in wall	£50 - £100
Replace ceiling tile	£50 - £150
Repair pod walls	From £100+

Replacements

Flooring	Charges will reflect e.g. quality and/or function of item, for example a kitchen carpet will need to be of a higher quality and more hard wearing than a bedroom carpet and therefore more expensive to replace. It will also depend on whether we are able to replace one area e.g. a carpet tile or the whole thing.
Carpet replacement (m/sq)	£20 - £275
Vinyl replacement (m/sq)	£30 - £200
Replacement skirting board (m/sq)	£22 - £60
Doors and fittings	The cost of replacing doors and door furniture will vary widely, for example a fire door will be much more expensive to replace than an internal door.
Replace fire door	£71 - £282
Replace door handle	£25 - £50
Replace fire door handle	£30 - £48+
Replace door hinges (inc. cupboard)	£20 - £36
Replace door frame	£70 - £200+
Replace automatic door closer	£50 £75+
Replace/repair Yale lock	£41
Replace/repair Vingcard/DV lock	£145 - £195
Replace/repair Vingcard cover	£35
Replace/repair Varifree/NSP lock	£299
Replace flat/room number/letter	£10 - £25
Replace spy hole small/large	£16 - £29
Replace door stop	£1 - £10
Lighting	
Replace non-LED light fitting	£20 - £50
Replace LED light fitting	£74 - £100
Windows and curtains	
Re-glaze window (m/sq)	£100 - £120
Replace window restrictor	£15 - £60
Replace window handle/lock	£25 - £50
Replace curtain rail	£20 - £30+
Replace curtains	£60 - £150
Flat entrance and corridors	
Replace/repair electrical panel	£80 - £400
Replace entry phone	£55-£150
Bedroom	It is important to remember that furniture purchased for student accommodation will generally be more expensive than e.g. a bed bought in IKEA. This is because it needs to be more robust and built to higher standards so it will last.
Replace double bed base	£180 - £319
Replace 3/4 bed base	£175 - £275
Replace single bed base	£150 - £222
Replace double mattress	£85 - £120

Replace 3/4 mattress	£83 - £120
Replace single mattress	£63 - £100
Replace coat hook	£5 - £15
Replace 1 wardrobe door	£34 - £40
Replace 2 wardrobe doors	£68 - £80
Replace wardrobe shelf	£20 - £28
Replace wardrobe rail	£10 - £15
Replace wardrobe	£200 - £426
Replace bedside cabinet	£56 - £100
Replace chest of drawers	£85 - £95+
Replace drawer	£16 - £65
Replace shelves (wall/bookcase)	£75 - £185
Replace bedroom mirror	£23 - £45
Replace noticeboard	£30 - £50
Replace desk	£50 - £180
Replace desk chair	£50 - £80
Replace desk light diffuser	£10 - £40
Replace mood lamp	£30 (where applicable)
Replace electric heater	£57 - £115
Replace radiator	£125 (where applicable)
Kitchen/lounge	
Reupholster part of chair	£50 - £52
Reupholster whole chair	£85 - £86
Replace chair	£75 - £156
Reupholster part of corner unit sofa	£110
Reupholster whole corner unit sofa	£142
Replace corner unit sofa	£180
Reupholster part of 2-seater sofa	£52 - £75
Reupholster whole 2-seater sofa	£230 - £280
Replace 2-seater sofa	£250 - £375
Replace 3-seater sofa	£325 - £525
Replace bar stool	£29 - £55
Replace dining chair	£50 - £90
Replace dining table	£80 - £233
Replace coffee table	£75 - £325
Replace waste bin	£25 - £40
Replace worktop/breakfast bar (m/sq)	£44 - £100
Replace cupboard shelf/door	£30 - £34+
Replace cupboard door tall	£60 - £64.80
Replace sink plug/drain	10 - £25
Replace sink taps	£50 - £52
Replace sink	£44 - £194
Replace vacuum cleaner	£94 - £100
Replace dustpan and brush/broom	£5 - £6
Replace mop and bucket	£10
Replace fire blanket	£14 - £25
Replace microwave	£41 - £100
Replace combi microwave	£120 - £645
Replace microwave plate	£10 - £30

Replace oven shelf	£13 - £20
Replace grill pan and handle	£15 - £25
Replace oven	£200 - £325
Replace oven glass door	£65 - £200
Replace 2-ring hob	£100 - £265
Replace 4-ring hob	£200 - £265
Replace hob - ceramic	£168 - £200
Replace hob - plate	£91 +
Replace 32-inch TV	£260 - £300
Replace washing machine	£265
Replace kettle	£10 - £25
Replace toaster	£8 - £25
Replace iron	£14 - £20
Replace ironing board	£15 - £25
Replace ironing board cover	£10 +
Replace fridge/freezer shelf/drawer	£19 - £30
Replace fridge/freezer	£251 - £370
Replace under-counter fridge/freezer	£125 - £200
Replace table-top fridge/freezer	£105 +
Replace fridge/freezer seal	£23-£30
En suite/bathroom	
Replace bathroom mirror	£23 - £34
Replace vanity cabinet	£47 +
Replace vanity shelf	£11 +
Replace toilet seat	£20 - £25
Replace toilet roll holder	£3 - £38
Replace towel rail	£8 - £20
Replace shower curtain	£5 - £10
Replace/repair vanity light	£18 - £50
Replace shower head	£17 - £30
Unblock bathroom drain	£20 - £150
Replace washbasin taps	£50 - £65
Keys	
Replace key	£10 - £50
Replace Yale key	£10 +
Replace Vingcard/DV lock key	£3 - £10
Replace Varifree/NSP lock key	£8 - £25
Replace post box key	£10 - £14